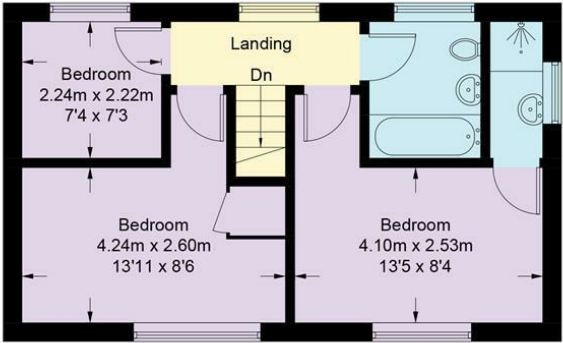
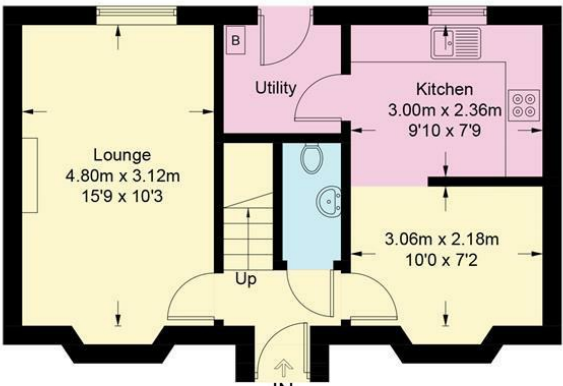


29 Lon Glanfor, Abergele, LL22 9YQ

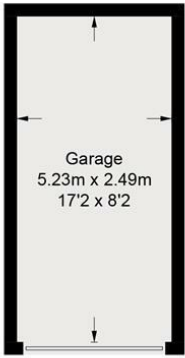
Approximate Gross Internal Area = 83.1 sq m / 894 sq ft
Garage = 13.1 sq m / 141 sq ft
Total = 96.2 sq m / 1035 sq ft



First Floor



Ground Floor



(Not Shown In Actual Location / Orientation)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Fourlabs.co © 2025 (ID1213671)

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(81 plus) A		
(81-91) B			(69-80) B		
(69-80) C			(55-68) C		
(55-68) D			(39-54) D		
(39-54) E			(21-38) E		
(21-38) F			(1-20) F		
(1-20) G			Not environmentally friendly - higher CO ₂ emissions		
Not energy efficient - higher running costs					
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Nelson House, Water Street, Abergele, Conwy, LL22 7SH
Tel: 01745 823 897 | Email: mail@prysjonesbooth.com
www.prysjonesbooth.co.uk

P J B

Prys Jones & Booth



29 Lon Glanfor, Abergele, LL22 9YQ

£285,000



29 Lon Glanfor, Abergele, LL22 9YQ

£285,000



Tenure
Freehold.

Council Tax
E - Average from 01-04-2025 £2,836.57

Property Description
Located just on the outskirts of the charming coastal town of Abergele, this beautifully presented, double-fronted three-bedroom family home offers modern living in a peaceful residential setting. Surrounded by similar contemporary properties, the home enjoys easy access to local amenities, schools, and the A55 – making it perfectly placed for both work and leisure. Inside, the property is finished to a high standard with stylish décor throughout, creating a welcoming and comfortable living environment.

The spacious living room is a standout feature, bathed in natural light thanks to large windows at the front and patio doors that open directly onto the south-facing rear garden – a delightful outdoor space backing onto open fields, offering a sense of privacy and tranquillity. Designed for low maintenance, the garden includes a neat lawn and a seating area, ideal for soaking up the sun or entertaining guests. The well-appointed kitchen flows into a separate dining room, perfect for family meals or hosting, with an adjoining utility room providing additional practicality and access to

the garden. Upstairs, three generously sized bedrooms await, including a master suite complete with a modern en-suite shower room. A contemporary family bathroom serves the remaining two bedrooms, all of which are bright and tastefully decorated.

Externally, a private driveway provides ample off-road parking and leads to a detached garage, offering further storage or workshop potential.

Services
It is believed the property is connected to mains gas, electric, water and sewage services although we recommend you confirm this with your solicitor.

PLEASE NOTE THAT NO APPLIANCES ARE TESTED BY THE SELLING AGENT.

Entrance Hall

Living Room
15'8" x 10'2" (4.80m x 3.12m)

Dining Room
10'0" x 7'1" (3.06m x 2.18m)

Kitchen
9'10" x 7'8" (3.00m x 2.36m)

Utility

First Floor

Bedroom No: One
13'5" x 8'3" (4.10m x 2.53m)

En-Suite

Bedroom No: Two
13'10" x 8'6" (4.24m x 2.60m)

Bedroom No: Three
7'4" x 7'3" (2.24m x 2.22m)

Family Bathroom

Garage
17'1" x 8'2" (5.23m x 2.49m)

Prys Jones & Booth
Prys Jones and Booth, Chartered Surveyors and Estate Agents are an independent company in Abergele offering considerable experience in all aspects of Residential and Commercial Property. Whilst based principally in Abergele, we operate throughout North Wales, including the towns of Rhyl, Colwyn Bay, Llanddulas, Llanfair TH, Prestatyn, St Asaph, Towyn, Kinnel Bay, Llandudno and other surrounding areas.

Prys Jones & Booth, Chartered Surveyors and Estate Agents were founded in 1974 and have been a mainstay on the Abergele high street ever since.

Professional Services

Iwan Prys Jones Bsc. PGDM, MRICS is a full member of the RICS with specialist expertise in professional home surveys, commercial property surveys / valuations. Please contact us today to discuss our competitive fees.

